



# City of Carmel

## CARMEL PLAN COMMISSION MEETING AGENDA TUESDAY, OCTOBER 21, 2008

**Time & Location:** 6:00p.m., City Hall, 2nd Floor, One Civic Square, Carmel, IN 46032

**Agenda Items:**

NOTICE: An executive session of the Carmel Plan Commission Executive Committee will be held on Oct. 21, in the Carmel City Hall Caucus Room at 7:00 PM, or immediately following the regular meeting of the Plan Commission, whichever is later. The purpose is for the discussion of strategy with respect to pending litigation, as authorized under Indiana Code §5-14-1.5-6(b)(2)(B).

- A. **Call Meeting to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Declaration of Quorum**
- E. **Approval of Minutes**
- F. **Communications, Bills, Expenditures, & Legal Counsel Report**
- G. **Reports, Announcements, & Department Concerns**
- H. **Public Hearings**

**1-2H. Docket No. 08070022 DP Amend/ADLS: St. Vincent Sports Performance Center**

The applicant seeks site plan and design approval for a sports performance/training/ physical therapy center and medical offices and also seeks zoning waiver approval:

**Docket No. 08070023 ZW ZO §27.01: required parking spaces**

The site is located at 13400 N Meridian St. and is zoned B-6/Business within the US 31 Overlay and OM/MM – Old Meridian District, Mixed Medical. Filed by Pat Shea for BremnerDuke Healthcare Real Estate.

**3H. WITHDRAWN: Docket No. 08060014 PP: 1800 West Subdivision**

~~The applicant seeks primary plat approval for 2 lots on 1.88 acres. The site is located at 1800 W 106<sup>th</sup> St. and is zoned S 1/Residence. Filed by Lance Ferrell of Banning Engineering for 1800 106<sup>th</sup> Street Partners, LLC.~~

**4H. TABLED TO NOV. 18: Docket No. 08050034 Z: Meadows Three PUD**

~~The applicant seeks approval to rezone 7± acres to PUD/Planned Unit Development for a dog park, chapel, and single family homes. The site is located at 212 W 136<sup>th</sup> St. (on the Monon Trail) and is zoned R 1/Residence, partially within the US 31 Overlay. Filed by Ron Bussell of Meadows Three, LLC.~~

**5H. Docket No. 08090029 OA: Carmel Dr-Range Line Road Overlay Sunset Amendment**

The applicant seeks to amend the Zoning Ordinance, *Chapter 23F: Carmel Drive-Range Line Road Overlay Zone* in order to extend the sunset clause. Filed by the Carmel Department of Community Services on behalf of the Carmel Plan Commission.

## I. Old Business

- 1I. *(May be heard tonight, pending a vote from the Subdivision Committee)*  
**Docket No. 08080003 OA: Amendment, Contributing Buildings**  
The applicant seeks approval to amend Zoning Ordinance Chapter 23D.02.B.5, *Old Town District Overlay Zone*, in order to prevent the demolition of contributing building in Old Town without consent of the Director. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.
- 2I. **Docket No. 08080016 OA: Amendment, Carmel Clay Schools; Partial Exemption**  
The applicant seeks approval to add Zoning Ordinance Section 28.08: *Carmel Clay Schools; Partial Exemption*, in order to lay out approval requirements and procedures for new facilities and buildings proposed by the Carmel Clay Schools. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

## J. New Business

- 1J. **Docket No. 08080020 ADLS: Hotel Indigo**  
The applicant seeks design approval for a 5-story hotel building. The site is located northeast of 131<sup>st</sup> St. & US 31 and is zoned B-6/Business within the US 31 Overlay. Filed by Jay Gibson of CDG Consulting, Inc.
- 2J. **WITHDRAWN: Docket No. 08060016 ADLS: St. Vincent Heart Center Helipad**  
~~The applicant seeks approval for a helipad. The site is located at 10330 North Meridian Street and is zoned B6/Business, within the US 31 Overlay District. Filed by Paul Clendenen of St. Vincent Health, Inc.~~

## K. Adjournment